



**CITY OF SUNNYVALE  
REPORT  
Administrative Hearing**

**January 25, 2006**

**SUBJECT:** **2005-1225 - Innovative Design Architects** [Applicant]  
**Harman-Managers Investments** [Owners]: Application for a Special Development Permit on a 10,356 square-foot site to allow a 2,414 square-foot dental office within an existing building located at **1002 East El Camino Real** (at Poplar Ave) in a C-2/PD (Highway Business/Planned Development) Zoning District.

Motion Special Development Permit to allow a dental office.

**REPORT IN BRIEF**

**Existing Site Conditions** Vacant commercial building

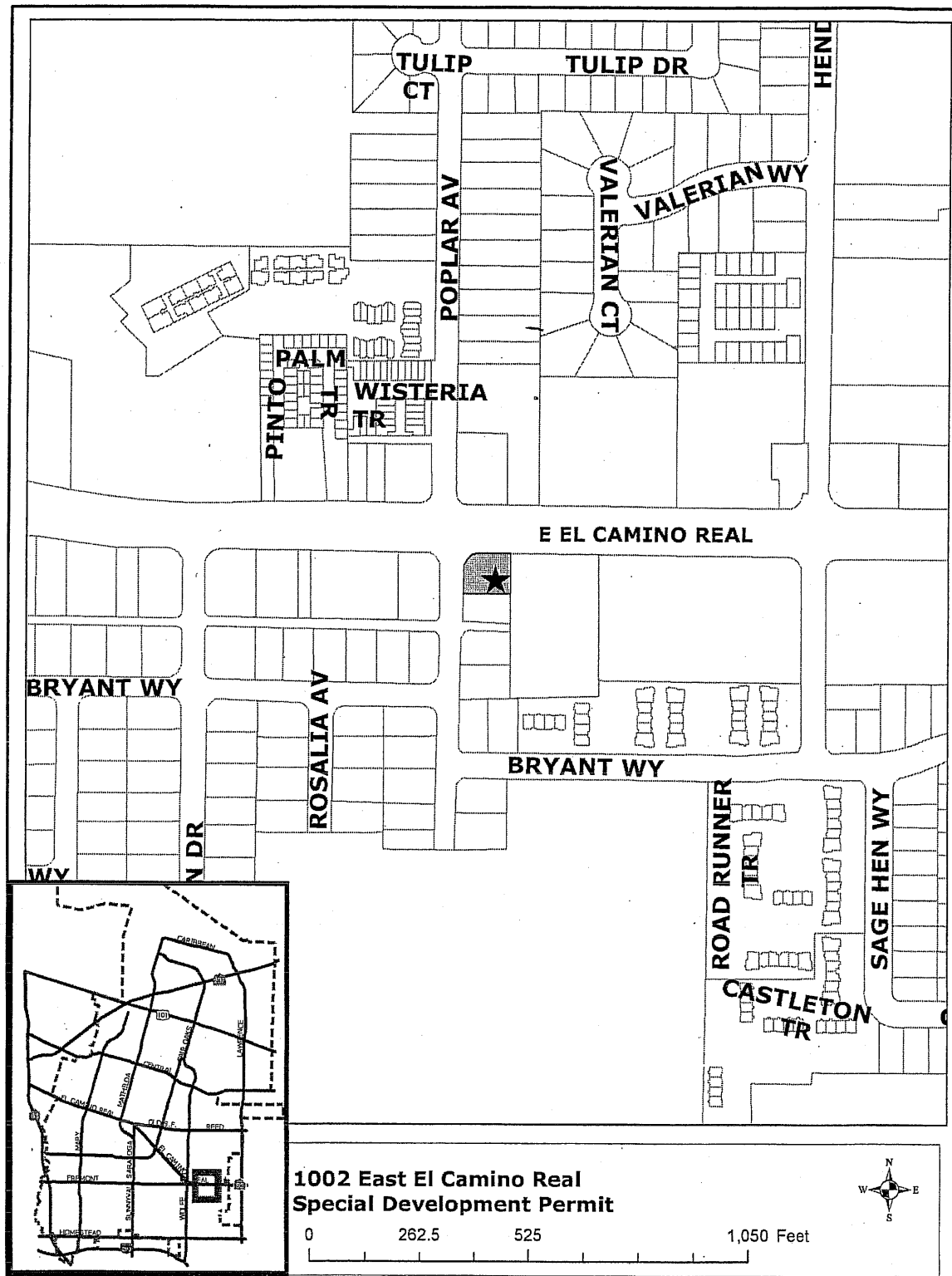
**Surrounding Land Uses**

North	El Camino Real, commercial uses
South	Multi-family residential
East	Commercial uses
West	Poplar Avenue, commercial uses

**Issues** Parking

**Environmental Status** A Class 1 Categorical Exemption relieves this project from California Environmental Quality Act provisions and City Guidelines.

**Staff Recommendation** Approval with conditions



**PROJECT DATA TABLE**

	<b>EXISTING</b>	<b>PROPOSED</b>	<b>REQUIRED/ PERMITTED</b>
<b>General Plan</b>	Commercial General Business	Same	
<b>Zoning District</b>	C-2/PD	Same	
<b>Lot Size (s.f.)</b>	10,356 s.f.	Same	None
<b>Gross Floor Area (s.f.)</b>	2,414 s.f.	Same	None
<b>Gross Floor Area of Tenant</b>	2,414 s.f.	Same	None
<b>Lot Coverage (%)</b>	18% (24% including eaves)	Same	35% max.
<b>Floor Area Ratio (FAR)</b>	23% (30% including eaves)	Same	55% max.
<b>No. of Buildings On- Site</b>	1	Same	---
<b>Building Height (ft.)</b>	19 ft.	Same	75 ft. max.
<b>No. of Stories</b>	1	Same	8 max.
<b>Setbacks</b>			
<b>Front</b>	10' 6" near street corner, 16' 3" elsewhere fronting El Camino Real  12' near street corner, 20' fronting Poplar Avenue	Same	70' min.
<b>Left Side</b>	46' 10"	Same	0' min.
<b>Rear</b>	38' 2"	Same	0' min.
<b>Landscaping (sq. ft.)</b>			
<b>Total Landscaping</b>	3,239 sq. ft.	Same	2,071 sq. ft. min.
<b>Frontage Width (ft.)</b>	Varies from 4 ft. to 20 ft.	Same	15 ft. min.
<b>% Based on Floor Area</b>	3,239 sq. ft.	Same	302 sq. ft. min.
<b>Buffer (ft.) Adj. Residential</b>	5 ft.	Same	10 ft. min.

	EXISTING	PROPOSED	REQUIRED/ PERMITTED
<b>Parking</b>			
<b>Total Spaces</b>	13	Same	12 min.
<b>Standard Spaces</b>	12	Same	12 min.
<b>Accessible Spaces</b>	1	Same	---
<b>Aisle Width (ft.)</b>	13' 6" one-way 26' two-way	Same	13' 6" one-way, 26' two-way min.
<b>Bicycle Parking</b>	None	Same	---

★ Starred items indicate deviations from Sunnyvale Municipal Code requirements.

## ANALYSIS

### Description of Proposed Project

The applicant is proposing to change the use within the existing building. Previously the building was a flower (retail) shop. The applicant is proposing to locate a dental office into the existing building. The office will include patient rooms, offices, lobby, bathrooms and labs. All modifications will be internal, no external modifications are proposed by the applicant.

### Background

**Previous Actions on the Site:** The following table summarizes previous planning applications related to the subject site.

File Number	Brief Description	Hearing/Decision	Date
1966-0147	Use Permit for a take-out restaurant	Approved	8/10/1964
1971-0311	Rezone from R-5 to C-2/PD	Approved	9/13/1971
1972-0285	Use Permit for unenclosed storage/sales of trailers	Approved	7/25/1972

### Environmental Review

A Class 1 Categorical Exemption relieves this project from California Environmental Quality Act provisions and City Guidelines. Class 1 Categorical

Exemptions includes operation, repair, maintenance, permitting, minor alterations of private structures.

### **Special Development Permit**

**Site Layout:** The site is currently developed with a 2,414 square foot single-story commercial building, as well as a basement. The building is located towards the street corner of El Camino Real and Poplar Avenue. The parking is towards the side and rear with a two-way driveway on the eastern end of the property and a one-way driveway at the south end of the site. The garbage enclosure is located towards the middle of the site behind the building.

**Architecture:** The building has a mansard style metal roof with 4 foot eaves in all directions. The one-story building has stucco exteriors, with the entire building painted gray. The main entries into the building are provided on the north and west elevations through double glass doors. Employee access is provided through the rear of the building. With the interior modifications, the applicant is proposing to maintain the main entrance off of El Camino Real, however, the entrance off of Poplar Avenue will be removed to allow for addition patient rooms. The doors will remain; however, they will not be usable for everyday usage.

**Landscaping:** Existing landscaping is along the fronts and rear of the building. In addition, there are landscape strip along the rear and side edges of the property. Landscaping fronting the building includes ground cover and pedestrian walkways. The landscaping at the rear and side include ground cover and trees. The site currently has eight existing trees, of which none will be removed. The trees are concentrated along the periphery of the site and covers part of the parking lot area.

**Parking/Circulation:** The site currently contains 13 parking spaces. Based on the proposed use of a medical or dental office, the site would be required to have 12 parking spaces without any compact spaces. Based on the 13 parking spaces, there will be adequate parking for the proposed dental office use. The applicant is not proposing to modify the existing circulation at the site. Because the property is at the corner of Poplar Avenue and El Camino Real there is access to both roadways. The driveway to Poplar is one way exit only with a two way access available from El Camino Real. The landscaping in the parking lot area contains a mix of mature and younger trees, with all landscape areas fully planted.

**Compliance with Development Standards/Guidelines:** The site meets all development standards except for front yard setback and landscape buffer and frontage width. However, it is an existing approved building and the applicant proposes only interior modifications to accommodate the new use. The site

and building in general are in good condition with adequate on-site landscaping.

**Expected Impact on the Surroundings:** The proposed project is not expected to have any adverse impact on the surrounding area. The project does not include any physical changes to the site. The proposed use requires less parking spaces than the previous retail use, thus, there will not be any traffic impacts. In addition, the proposed is will not produce excessive noise, odors, and will not be open extended hours. The use will occupy a vacant building providing increased activity on the site, rather than remain vacant.

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**Fiscal Impact**

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No fiscal impacts other than normal fees and taxes are expected.

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**Public Contact**

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Notice of Public Hearing	Staff Report	Agenda
<ul style="list-style-type: none"><li>Published in the <i>Sun</i> newspaper</li><li>Posted on the site</li><li>8 notices mailed to property owners and residents adjacent to the project site</li></ul>	<ul style="list-style-type: none"><li>Posted on the City of Sunnyvale's Website</li><li>Provided at the Reference Section of the City of Sunnyvale's Public Library</li></ul>	<ul style="list-style-type: none"><li>Posted on the City's official notice bulletin board</li><li>City of Sunnyvale's Website</li><li>Recorded for SunDial</li></ul>

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**Conclusion**

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**Findings and General Plan Goals:** Staff was able to make the required Findings based on the justifications for the Use Permit. Findings and General Plan Goals are located in Attachment A.

**Conditions of Approval:** Conditions of Approval are located in Attachment B.

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**Alternatives**

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1. Approve the Special Development Permit with attached conditions.
2. Approve the Special Development Permit with modified conditions.
3. Deny the Special Development Permit.

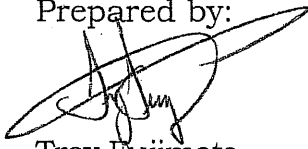
## **Recommendation**

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### Alternative 1.

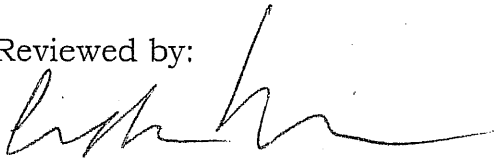
The proposed project is appropriate for the site as there is adequate parking and will have minimal impact on neighbors since it is a mostly benign use. The project does not propose any changes to the site. The proposed use will renovate an older building and provide activity at the site, rather than remain vacant which should help with the upkeep at the site.

Prepared by:



Troy Fujimoto  
Project Planner

Reviewed by:



Andrew Miner  
Principal Planner

### Attachments:

- A. Recommended Findings
- B. Recommended Conditions of Approval
- C. Site and Architectural Plans

**Recommended Findings - Special Development Permit**

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Goals and Policies that relate to this project are:

1. The proposed use attains the objectives and purposes of the General Plan of the City of Sunnyvale as the project as noted below (*Finding met*):

**Land Use and Transportation Element**

*Policy C4.1: Maintain a diversity of commercial enterprises and industrial uses to sustain and bolster the local economy.*

*Action Statement C4.1.1: Permit a variety of commercial and industrial uses, including: Office.*

2. The proposed use ensures that the general appearance of proposed structures, or the uses to be made of the property to which the application refers, will not impair either the orderly development of, or the existing uses being made of, adjacent properties as the proposed project is providing adequate parking and will not negatively impact surrounding uses as it is a dental office. (*Finding met*)



**Recommended Conditions of Approval - Special Development Permit**

In addition to complying with all applicable City, County, State and Federal Statutes, Codes, Ordinances, Resolutions and Regulations, Permittee expressly accepts and agrees to comply with the following conditions of approval of this Permit:

Unless otherwise noted, all conditions shall be subject to the review of approval of the Director of Community Development.

**1. GENERAL CONDITIONS**

- A. Project shall be in conformance with the plans approved at the public hearing(s). Minor changes may be approved by the Director of Community Development, major changes may be approved at a public hearing.
- B. Any major site and architectural plan modifications shall be treated as an amendment of the original approval and shall be subject to approval at a public hearing except that minor changes of the approved plans may be approved by staff level by the Director of Community Development.
- C. The Conditions of Approval shall be reproduced on a page of the plans submitted for a Building Permit for this project. Building Permit plans shall be accompanied by an annotated set of the conditions of approval indicating how the project complies with each condition.
- D. The Special Development Permit shall be null and void two years from the date of approval by the final review authority at a public hearing if the approval is not exercised, unless a written request for an extension is received prior to expiration date.
- E. Once this Special Development Permit is exercised, any previously approved permits shall be null and void with no further action required by any reviewing authority.
- F. Prior to any occupancy, the temporary structure at the rear of the site in the landscape area shall be removed from the site.
- G. The building shall be repainted to the approval of the Community Development Director.

**2. COMPLY WITH OR OBTAIN OTHER PERMITS**

- A. Obtain necessary permits from the Department of Public Works for all proposed off-site improvements.

**3. EASEMENTS AND DEDICATIONS**

- A. Dedicate a six-foot landscape easement to the City along El Camino Real.

**4. EXTERIOR EQUIPMENT**

- A. Any new mechanical units shall be screened from views with architecture or landscaping features.
- B. All unenclosed materials, equipment and/or supplies of any kind shall be maintained within approved enclosure area. Any stacked or stored items shall not exceed the height of the enclosure.

**5. PARKING**

- A. The parking lot shall be slurry sealed and restriped prior to occupancy.
- B. No compact parking spaces are allowed on the site in conjunction with the dental office use.

**6. RECYCLING AND SOLID WASTE**

- A. Solid waste enclosures shall be designed and constructed to the approval of the Director of Community Development prior to occupancy.
- B. All exterior recycling and solid waste shall be confined to approved receptacles and enclosures.
- C. The required solid waste and recycling enclosure shall match the design, materials and color of the main building.
- D. The enclosure shall be of masonry construction and shall match the exterior design, materials and color of the main building.

**7. SIGNS**

- A. All new signs shall be in conformance with Sunnyvale Municipal Code

**8. VEHICLES**

- A. No vehicles or trailers shall be advertised for sale or rent on the site and nor vehicle sales, leasing or rentals shall be conducted at the site.

# DR. KIM'S DENTAL OFFICE

## SPECIAL DEVELOPMENT PERMIT

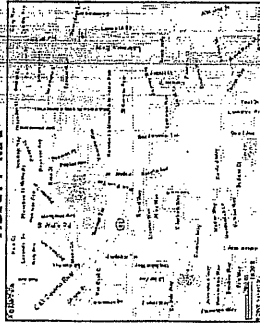
### 1002 E. EL CAMINO REAL

### SUNNYVALE, CA 94087

OWNER:  
**DR. CHRISTOPHER KIM, DDS**  
 2573 N. FIRST STREET  
 SAN JOSE, CA 95131  
 TEL: (408) 433-5522  
 FAX: (408) 895-8223

SUBJECT:  
 IN HA, AIA - IDA, INC.  
 1002 Lawrence Expressway Suite 105  
 Sunnyvale, CA 94085  
 TEL: (408) 245-0991  
 FAX: (408) 245-0319

#### VICINITY MAP



#### DRAWING INDEX

- A-1 TITLE SHEET, SITE PLAN
- A-2 EXISTING & PROPOSED FLOOR PLAN
- A-3 ELEVATIONS
- A-4 ELEVATIONS

#### PROJECT DESCRIPTION

THIS PROJECT IS TO PROVIDE A NEW DENTAL OFFICE IN AN EXISTING BUILDING. THE PROJECT WILL BE A 12,000 SQ. FT. BUILDING WITH A TOTAL FLOOR AREA OF 12,000 SQ. FT. THE BUILDING WILL BE A TWO-STORY BUILDING WITH A TOTAL FLOOR AREA OF 12,000 SQ. FT. THE BUILDING WILL BE A TWO-STORY BUILDING WITH A TOTAL FLOOR AREA OF 12,000 SQ. FT.

APPLICANT'S PARCEL NUMBER	313-01-010
ZONING	C2-MEDDENSE BUSINESS
OCCUPANCY	OFFICE
TYPE OF CONSTRUCTION	RENOVATION
SITE AREA	0.24 ± ACRES
TOTAL NUMBER OF UNITS	10,000 ± SQ. FT.
BUILDING FOOTPRINT	1,000 ± SQ. FT.
PERCENTAGE OF PROPOSED	1,000 ± SQ. FT.
SITE COVERAGE (CALIF. REG. 140.0)	17.2%
(10) FLOOR AREA FOR THIS PROJECT	12,000 ± SQ. FT.
ADDITIONAL FLOOR AREA	0 ± SQ. FT.

#### UTILIZATION

**PARKING ANALYSIS**  
 DENTAL OFFICE NEED, PARKING 2414/200 = 12  
 TOTAL PROVIDED PARKING 12x1 H/C ACCESS, = 13

#### USE TABLE

USE TYPE	AREA	PERCENTAGE OF SITE
BUILDING	10,000 SF	17.2 %
PARKING + CIRCULATION	2,000 SF	3.6 %
LANDSCAPE + HARDSCAPE	3,339 SF	6.1 %
TOTAL AREA	15,339 SF	27.4 %

**BUILDING SETBACKS**  
 TO EAST SIDE WALL 40'-0"  
 TO WEST SIDE WALL 30'-0"  
 TO NORTH SIDE WALL 18'-3"  
 TO SOUTH SIDE WALL 30'-3"  
 BUILDING HEIGHT (EXISTING) 19'-0"

#### PROJECT DATA

(E) SITE PLAN

**IDA**

Innovative Design Architecture, Inc.

JOHN DA, AIA  
 810 LAWRENCE EXP.  
 SUITE 105  
 SUNNYVALE, CA 94085  
 TEL: (408) 245-0991  
 TEL: (408) 245-0319

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DR. KIM'S DENTAL OFFICE  
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REVISIONS  
 SITE PLAN

POPLAR AVE.

PROPOSED AREA OF WORK: 2414 SF.  
 PARKING REQUIRED: 12  
 TOTAL PARKING SPACES ON THE SITE: 124 H/C ACCESS, = 13

THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL BE PROVIDED AT ALL ENTRANCES AND IN ADDITIONAL DIRECTIONAL SIGNS AS REQUIRED TO BE VISIBLE TO PERSONS ALONG APPROACHING PEDESTRIAN WAYS SECTION 11125.1

TO POST A SIGN FOR 8 MPH SPEED LIMIT SIGN AT EACH ENTRANCE FROM PUBLIC WAY

TO POST A SIGN FOR 8 MPH SPEED LIMIT SIGN AT EACH ENTRANCE FROM PUBLIC WAY

TO POST A SIGN FOR 8 MPH SPEED LIMIT SIGN AT EACH ENTRANCE FROM PUBLIC WAY

DATE: 10/10/00  
 SCALE: AS SHOWN  
 SHEET: 1 OF 1  
 PROJECT NO.: 00-1000  
 SHEET TITLE: SITE PLAN  
 PROJECT DATA: PROJECT DATA

ATTACHMENT



Innovative Design Architecture, Inc.

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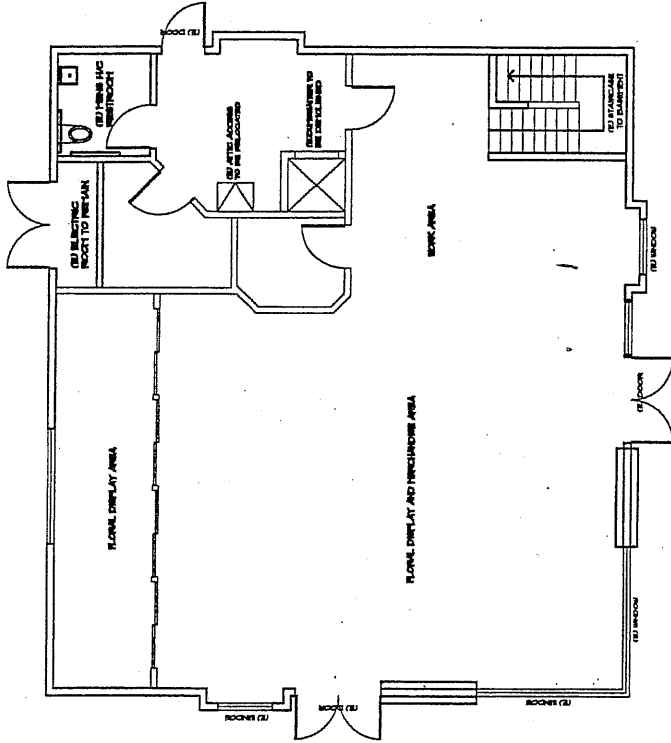
DR. KIM'S DENTAL OFFICE  
SPECIAL DEVELOPMENT PERMIT  
1002 EL CAMO REAL  
SUNNYVALE, CA 94087

ATTACHMENT

Page 2 of 4

DR. KIM'S DENTAL OFFICE  
FLOOR PLAN

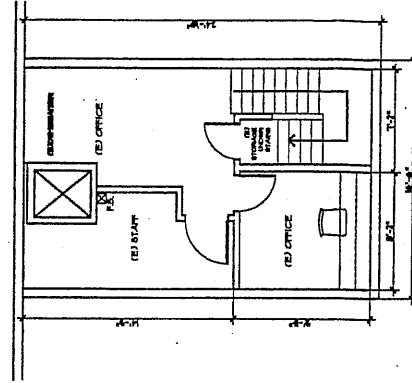
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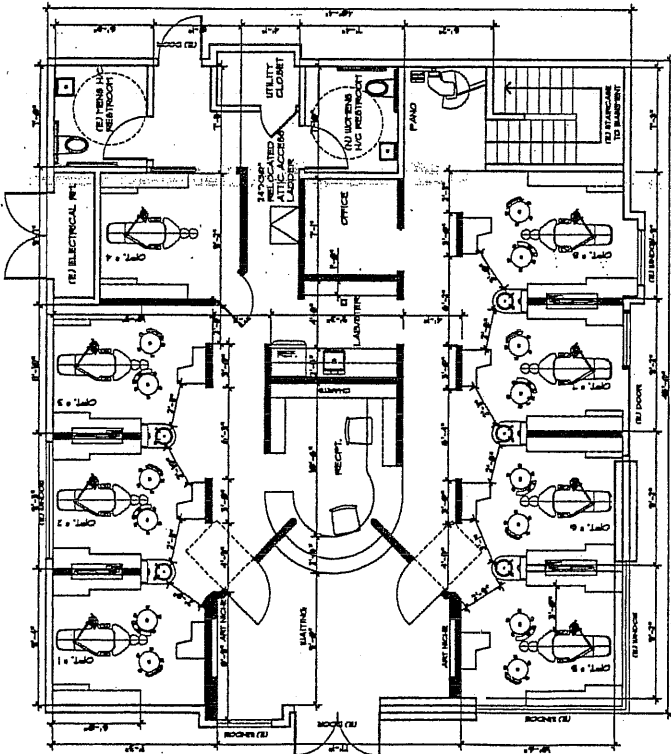
EXISTING FIRST FLOOR PLAN - SEE 01

LEGEND

- EXISTING WALLS TO REMAIN, REPAIR AS REQUIRED
- TO BE DEMOLISHED
- EXISTING WINDOW
- EXISTING DOOR



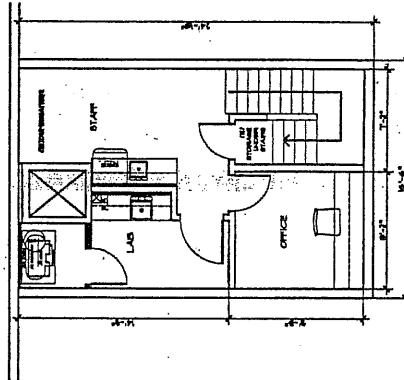
PROPOSED FIRST FLOOR PLAN - SEE 02



PROPOSED FIRST FLOOR PLAN - SEE 03

LEGEND

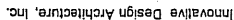
- EXISTING WALLS TO REMAIN, REPAIR AS REQUIRED
- TO BE DEMOLISHED
- EXISTING WINDOW
- EXISTING DOOR



PROPOSED FIRST FLOOR PLAN - SEE 04

EXISTING FLOOR PLAN

PROPOSED FLOOR PLAN



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DR. KIMS DENTAL OFFICE  
SPECIAL DEVELOPMENT PERMIT  
1002 EL CAMO REAL  
SUNNYVALE, CA 94087

Page

## TEMPERATURE ELEVATIONS

**SAFETY INFO:**

DATE  
DEC 20, 1968

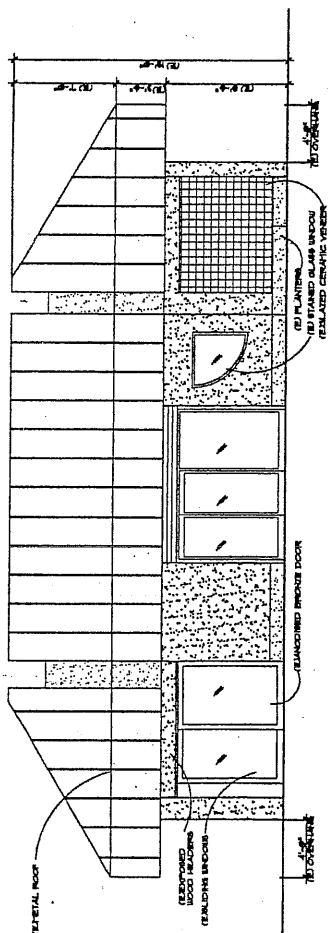
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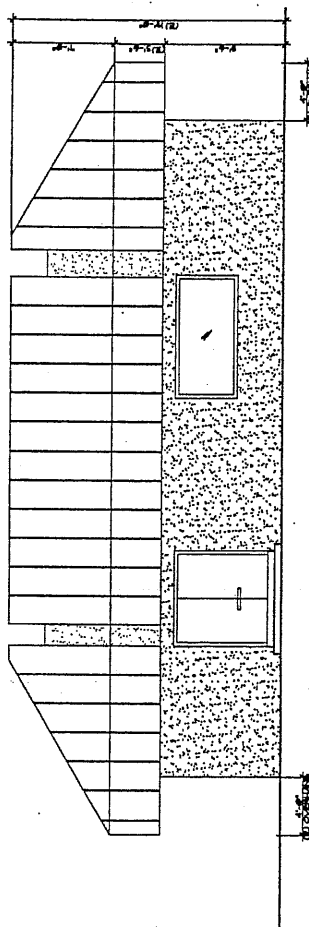
OF SHEETS

EAST ELEVATION - NO CHANGE

POPLAR AVENUE ELEVATION - NO CHANGE



NOTE:  
NO WORK NEEDS TO BE DONE TO EXTERIOR.  
ALL ELEVATION FINISHES AND MATERIALS TO REMAIN.  
REPAIR AND REPAINT AS REQUIRED.  
SHRINKAGE IS NOT PART OF THIS PROPOSAL. OWNER SHALL  
APPLY FOR A SEPARATE PERMIT AS REQUIRED.



LOTTE.  
NO WORK NEEDS TO BE DONE TO EXTEND  
ALL ELEVATION FINISHES AND MATERIALS TO NEWMAN.  
REPAIR AND REPAINT AS REQUIRED.  
BONNAGE IS NOT PART OF THIS PROPOSAL. OWNER SHALL  
APPLY FOR A SEPARATE PERMIT AS REQUIRED.

**IDA**

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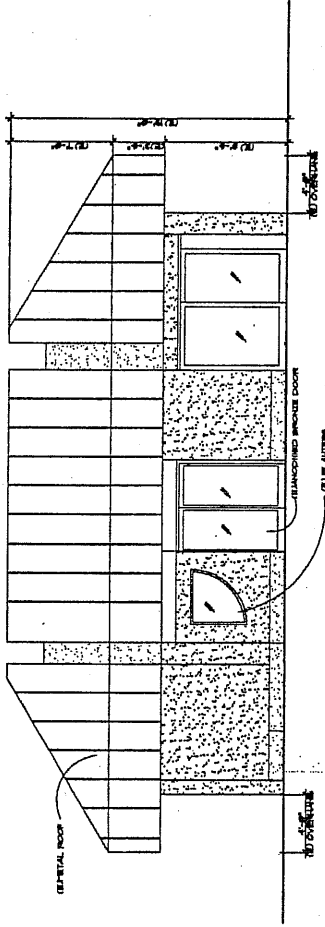
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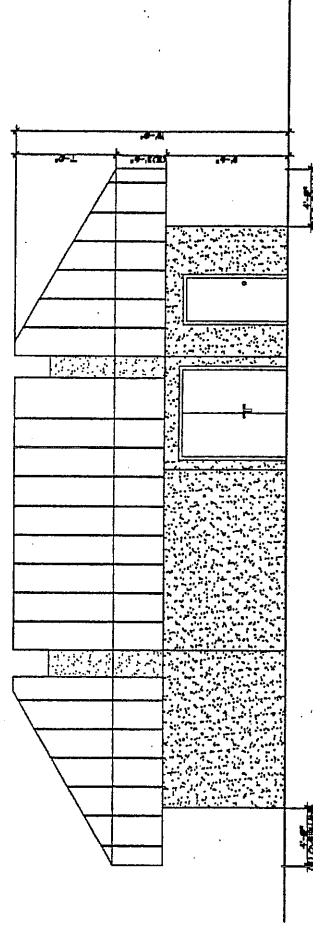
A-4  
OF SHEETS

FRONT ELEVATIONS



NOTE:  
• ALL DIMENSIONS TO BE DONE TO FINISH  
• ALL ELEVATION PRICES AND MATERIALS TO BE IN-PAK  
• FINISHES AND PAINTS AS INDICATED  
• FINISHES AND PAINTS AS INDICATED  
• APPLY FOR A SEPARATE PERMIT AS REQUIRED.

EL CAMINO ELEVATION - NO CHANGE



NOTE:  
• ALL DIMENSIONS TO BE DONE TO FINISH  
• ALL ELEVATION PRICES AND MATERIALS TO BE IN-PAK  
• FINISHES AND PAINTS AS INDICATED  
• FINISHES AND PAINTS AS INDICATED  
• APPLY FOR A SEPARATE PERMIT AS REQUIRED.

SOUTH ELEVATION - NO CHANGE